

**From:** [Casey, Carolyn](#)  
**To:** ["Craig Ziady"](#)  
**Cc:** ["Bruce Hoskins"](#); ["Stephen Drohosky"](#)  
**Subject:** RE: Cummings Center, Beverly, MA  
**Date:** Wednesday, August 28, 2013 3:10:00 PM

---

Summer has been enjoyable but much too short. Hope you have all had the chance for some vacation and are all enjoying the summer as well.

I was recently looking for the 2008 AUL amendment and cannot find the appendices which includes the figures, table and lab reports. Is there some reason this was not submitted to the DEP in electronic format? May have been prior to when they started requiring electronic files. Nonetheless, I cannot find it scanned in to the system so maybe it's buried in another document. I did just see a paper copy that the DEP has in Wilmington but it appear to be mixed in with the 2006 amendment and could be missing information. Do you have a complete electronic version that can be submitted to DEP and could you also please send me a copy too? If not, could you please send me a paper copy.

Regarding the sampling frequency and/or time of year to sample, I would suggest using the MA DEP guidance. Sampling under the most conservative conditions would be in the winter but considering the sensitive population, guidance suggests more frequent sampling. The following is cut and pasted from 12/11 MassDEP VI Guidance....

<b>Table 2-1: Conditions for Sampling Indoor Air Parameter</b>	<b>Most Conservative Conditions</b>	<b>Least Conservative Conditions</b>
<b>Season</b>	Late winter/early spring	Summer
<b>Temperature</b>	Indoor 10°F > than outdoors	Indoor temp < outdoor temp.
<b>Wind</b>	Steady, > ~5 mph	Calm
<b>Soil</b>	Saturated with rain or frozen	Dry
<b>Groundwater Pressure</b>	High water table	Low water table
<b>Doors/Windows</b>	Indoor > Outdoor	Indoor < Outdoor
<b>Heating System</b>	Closed	Open
	Operating	Off

MassDEP recommends greater sampling frequency for more sensitive receptors. For daycares, schools, and residences, MassDEP recommends that at least two to four indoor air sampling rounds be conducted, depending on the degree of subsurface contamination, before determining that the vapor intrusion pathway does not exist. For commercial and industrial buildings, two indoor air sampling rounds are recommended to provide sufficient information to make decisions regarding vapor intrusion. In order to obtain an estimate of long-term conditions (chronic exposure), the sampling rounds should be obtained over at least two different seasons, one of which is winter.

---

**From:** Craig Ziady [<mailto:craig@cummings.com>]  
**Sent:** Friday, August 23, 2013 12:43 PM  
**To:** Casey, Carolyn  
**Cc:** 'Bruce Hoskins'; 'Stephen Drohosky'  
**Subject:** Cummings Center, Beverly, MA

Hi Carolyn – I hope you are enjoying the summer. In response to your recent email relating to Cummings Center, we submit the following:

Our information and documents reveal that several tanks, including tank T19, appear to have been removed sometime between 1988 and 1991. Although we have not been able to locate any contemporaneous documentation regarding the removal, this fact is not terribly surprising given that the removal not only predated the implementation of licensed site professionals but also occurred outside of the Massachusetts Contingency Plan process. We anticipated that we might be able to locate records of the removal at the Beverly Fire Department, but BFD had no such records. We also tried at the Beverly Historical Society, but we had no luck there either.

Your question about the HVAC system prompted us to re-survey the system in and around Suite 157-J. In doing so, we discovered that most of the fresh air for the heat pump units serving Suite 157-J came from an air intake located on the first floor of the West elevation, directly at the truck loading dock outside of Suite 159J. Since the HVAC system does not allow for such air intake to be selectively turned off without disrupting the system, we decided to vertically re-route the system this month so that the fresh air intake now draws fresh air at rooftop-level (i.e., instead of from the truck loading dock).

Given the foregoing, including particularly the relocation of the air intake serving Suite 157-J, we intend to resample the indoor air at Suite 157-J, likely by repeating the 24-hour composite event, before we determine if any sub-slab sampling is advisable. Do you have a particular preference on the time of year that such resample takes place?

Thanks very much.  
Craig

*Craig J. Ziady*  
*General Counsel*  
*Cummings Properties, LLC*  
*Direct dial: 781-932-7034*  
*Main No.: 781-935-8000*  
[www.cummings.com](http://www.cummings.com)

### **Reduce ... Reuse ... Recycle**

The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer. Thank you. Cummings Properties.

